

BK0456PG0035

STATE MS.-DE SOTO CO.
FILED

Oct 17 1 15 PM '03

RAY OLIVER VAUGHN, JR.
and SHERRY JEAN (OWENS) VAUGHN

GRANTORS

EX 456 PG 35
J.E. DAVIS CH. CLK.

TO

SPECIAL WARRANTY ASSUMPTION DEED

SHERRY JEAN (OWENS) VAUGHN

GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, pursuant to an agreement by and between the Grantors and Grantee contained in Cause No.: 01-08-1068(PL) in the Chancery Court of DeSoto County, Mississippi styled Sherry Jean (Owens) Vaughn v. Ray Oliver Vaughn, Jr., and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we Ray Oliver Vaughn, Jr., and wife, Sherry Jean (Owens) Vaughn, Grantors do hereby sell, convey, and warrant unto Sherry Jean (Owens) Vaughn, Grantee, the house and lot lying and being situated in the City of Hernando, DeSoto County, Mississippi, described as follows, to-wit:

Part of Lots 295 and 296, in the Town of Hernando, DeSoto County, Mississippi, in Section 13, Township 3, Range 8 West, described as beginning at the southeast corner of Lot 297; thence north along the southeast line of said lot 297 and lot 298 a distance of 127 feet to a point near the center of a drainage ditch; thence south 84 degrees west 138.0 feet to a point; thence north 57 degrees 50 minutes west 221.1 feet to a point; thence along the west line of lots 295 and 296 a distance of 263, more or less, to the southwest corner of lot 296; thence along the south line of lots 296 and 297 a distance of 300 feet to the southeast corner of lot 297 which is the point of beginning, and being the same lot with all improvements to G. Frank Burns, et al by W.E. Wilroy, Jr. Trustee, by Trustee's deed of record in Book 58, page 272 in the records of DeSoto County, Mississippi.

Less and except parts of Lots 295, 296, 298, and an abandoned street, and all of lot 297 in the Town of Hernando, section 13, Township 3, Range 8 west, DeSoto County, Mississippi, described as beginning at the southeast corner of

Town Lot 297; thence west along south line of said lot and projection thereof 191.5 feet to a point in south line of Town Lot 296; thence north 6 degrees 00 minutes West 161.0 feet to a point in the center of a drainage ditch, said point being in the south line of the Inman lot; thence south 57 degrees 30 minutes east along the center of said ditch 138.0 feet to a point in the east line of lot 298; said point being the southeast corner of said Inman lot; thence south along east line of lots 298 and 297 to the point of beginning, and being the same land conveyed to J.L. Bickerstaff et ux by G. Frank Burns, et al, by Deed of date December 1, 1964.

By way of explanation this is the same property conveyed by virtue of a Warranty Deed from Edna Bickerstaff, a widow, to Ray O. Vaughn and Sherry O. Vaughn in Warranty Deed Book 136, at page 53, dated August 7, 1978 and filed for record on August 10, 1978 in the Chancery Clerk's Office of DeSoto County, Mississippi.

Further consideration for the above-described property is given the assumption by the Grantors hereby set over and assign without charge or fee, unto Grantee any and all escrow funds held by Ray Oliver Vaughn, Jr., and wife, Sherry Jean (Owens) Vaughn, for the benefit of BancorpSouth, formerly known as Bank of Mississippi, dated November 21, 1996, and recorded in Deed of Trust Book 871, Page 569, and the second Deed of Trust from Grantors for the benefit of BancorpSouth, formerly known as Bank of Mississippi, dated July 2, 1999, and recorded in Deed of Trust Book 1129, Page 316, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

The Grantee herein is to assume without recourse to the Grantor, Ray Oliver Vaughn, Jr., the entire indebtedness existing thereon at the time of the conveyance.

The Grantee shall have the property refinanced within one year after the entry of the Judgment of Divorce.

The warranty in this Deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in the City of Hernando, DeSoto County, Mississippi.

Possession shall pass upon delivery to the Grantee.

Taxes for the year 2003 shall be assumed by the Grantee.

Witness our signatures, this the date hereinafter executed.

Ray Oliver Vaughn, Jr.
Ray Oliver Vaughn, Jr., Grantor

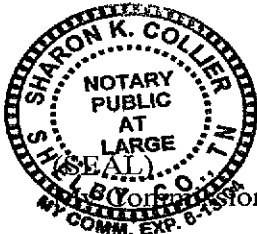
Sherry Jean Owens Vaughn
Sherry Jean (Owens) Vaughn, Grantor

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority at law, in and for the state and county aforesaid, the within named Ray Oliver Vaughn, Jr., Grantor, who acknowledged that he signed and delivered the above and foregoing Deed on the day and year therein mentioned, as his free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this the 16 day of Oct, 2003.



Sharon K. Collier
Notary Public

Commission Expires:

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority at law, in and for the state and county aforesaid, the within named Sherry Jean (Owens) Vaughn, Grantor, who acknowledged that she signed and delivered the above and foregoing Deed on the day and year therein mentioned, as her free act and deed for the purposes and consideration as therein expressed.

Sworn to and subscribed before me this the 16th day of October, 2003.

Sherry Lynn Harrington
Notary Public



Grantors: Ray Oliver Vaughn, Jr.
7876 Stage Hills Blvd.
Memphis, TN 38133
(W) 901-372-1905
(H) 901-487-1853

Grantee: Sherry Jean (Owens) Vaughn
360 W. Valley Street
Hernando, MS 38632
(H) 662-429-7601
(W) 662-429-5213

PREPARED BY:
H.R. Garner, Esq.
P.O. Box 443
Hernando, MS 38632
662-429-4411

No title work done and none requested

PREPARER'S STATEMENT AND INDEXING INSTRUCTIONS

TYPE OF INSTRUMENT:

(X) SPECIAL WARRANTY ASSUMPTION DEED

PREPARER'S NAME AND ADDRESS:

(X) H. R. Garner
Attorney at Law
283 Loshier Street
Hernando, MS 38632
662-429-4411

INDEXING INSTRUCTIONS:

Please index in Section 13, Township 3, Range 8 West, City of Hernando, DeSoto County, Mississippi

TENDERED FOR RECORDING BY (PLEASE RETURN TO):

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Attorney at Law
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Hernando, MS 38632

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